

SECTION 2 NON-RESIDENTIAL DISTRICTS

7.01 C-2 - COMMERCIAL DISTRICT - 2

7.02 GENERAL PURPOSE AND DESCRIPTION:

The C-2, Commercial District - 2 is intended to provide a centrally located and convenient location for small scale service and commercial related establishments, such as wholesale products, welding shops, flea markets, major automotive repair, upholstery shops, and other heavy commercial uses. Uses in this District may require open, but screened, storage areas for materials. The uses envisioned for the District will typically utilize smaller sites and have operation characteristics which are not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration. The C-2 Commercial 2 District is to be suitable for properties along and adjacent to major thoroughfares and as a unified district of variable acreage to create a commercial center of a number of varied types of uses in one location.

7.03 PERMITTED USES:

A. Uses permitted in the C-2 District are outlined in Article II, Section 3.

7.04 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard - Thirty feet (30')

		Adjacent to Districts RE Through PH	Adjacent to All Other Districts	Adjacent to Dedicated Street
2. Minimum Side Yard for:	1 story structure	Twenty-five feet (25')	Twenty feet (20')	Thirty feet (30')
	2 story structure	Sixty feet (60')	Twenty feet (20')	Thirty feet (30')

3. Minimum Rear Yard for:	1 story structure	Thirty feet (30')	Thirty feet (30')	Twenty feet (20')
	2½ story structure	Sixty feet (60')	Sixty feet (60')	Twenty-five feet (25')

B. Size of Lot:

1. **Minimum Lot Area** - Five thousand (5,000) square feet
2. **Minimum Lot Width** - Fifty feet (50')
3. **Minimum Lot Depth** - One hundred feet (100')

- C. **Maximum Height** - Two (2) stories no greater than forty (40) feet
- D. **Maximum Lot Coverage:** Sixty percent (60%)
- E. **Maximum Floor Area Ratio:** 0.6:1 (See Article VI, Appendix 1, Illustration #1)
- F. **Other Regulations:**

As required by:

- 1. Off-Street Parking Requirements, Article IV, Section 4
- 2. Special and Additional Supplementary Regulations, Article IV, Section 9
- 3. Accessory Building and Use Regulations, Article IV, Section 7
- 4. Site Plan Approval, Article IV, Section 1
- 5. Landscape Requirements, Article IV, Section 2
- 6. Screening Fence and Wall Standards, Article IV, Section 5
- 7. Lighting and Glare Standards, Article IV, Section 6